



## Tree Survey

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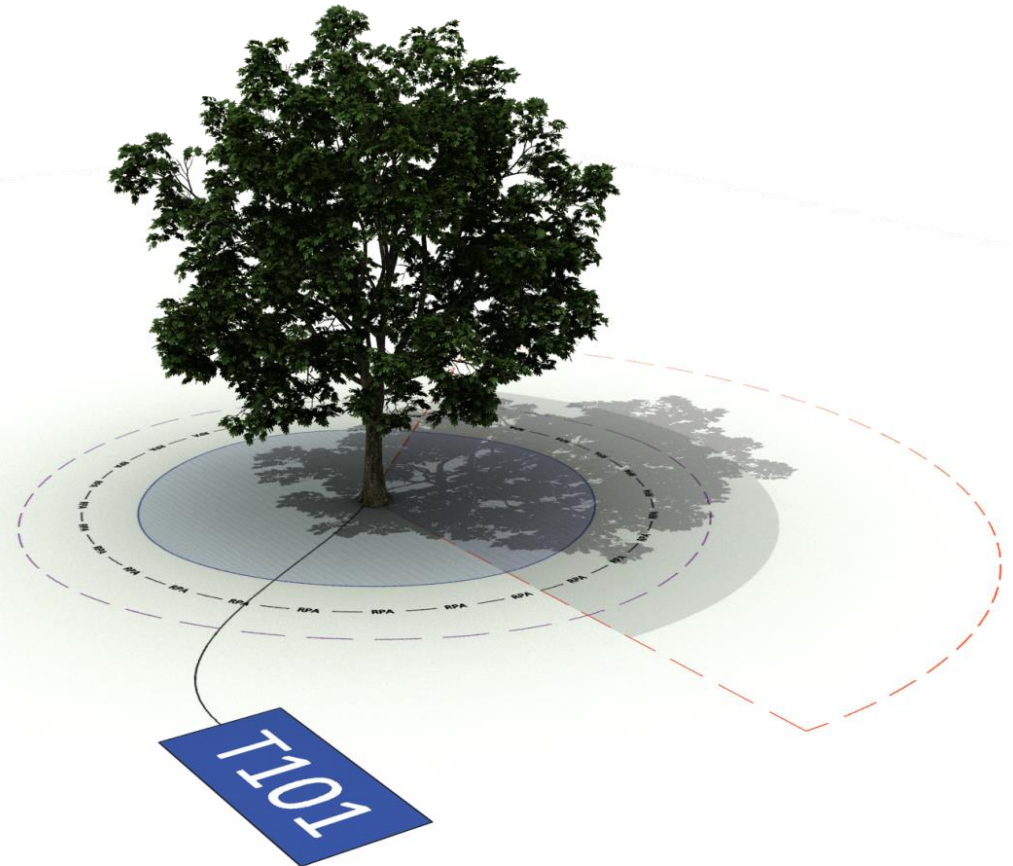
In accordance with  
**BS5837:2012 'Trees in relation to design, demolition and construction – Recommendations'**

<b>Site Name:</b>	<b>Peradon Farm, Clyst Hydon, EX15 2NG</b>
<b>Instructed by:</b>	<b>Mr &amp; Mrs J Burrough</b>
<b>Aspect Ref:</b>	<b>05915</b>
<b>Survey Date(s):</b>	<b>7<sup>th</sup> December 2022</b>
<b>Surveyor(s):</b>	<b>Jim Greig</b>
<b>Accompanying Plans:</b>	<b>05915 TCP 07.12.2022 05915 TPP 07.12.2022</b>

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## Using the Tree Survey Data

<b>Species</b>	Consideration should be given to whether trees are evergreen or deciduous, density of foliage, and potential nuisance factors such as susceptibility to honey dew drip, branch drop, fruit fall etc.
<b>Canopy Spread</b>	Measured on accessible compass points (estimated where access is restricted) - illustrating approximate current canopy size/shape. Consideration should be given to the existing and future spread of retained trees. Suitable separation between structures and tree canopies should be designed to avoid future nuisance, domination and unreasonable spatial relationships.
<b>Tree Height</b>	Tree heights are shown in the survey data and represented on plan by the shadow arc (existing height = radius of shadow arc). Future potential height may also be shown - represented by a second arc.
<b>Age Class</b>	Young trees (up to ½ their potential age) generally require enough space to mature if long term retention is planned. Care must be taken with older trees as they are generally more susceptible to damage, and less tolerant of injury/harm through a) root damage; b) compaction of soil; and c) excessive and/or repeated pruning. Adequate space should be allowed for long term physical retention and future maintenance.



**Root Protection Area - RPA**

Radial **Root Protection Areas** assume a circular area of rooting - calculated in accordance with BS5837:2012. RPAs represent minimum soil rooting area required to sustain the tree (capped at 707m<sup>2</sup>). RPAs may have been modified to reflect actual site conditions and may not be shown as circular on accompanying plans. Incursion into the RPA during any part of the investigation, demolition, design & construction phases of the project will require specialist arboricultural input. Early assessment of impact will facilitate the process and avoid abortive design works. The RPA is circular by default - any deviation from this must be supported with professional arboricultural assessment.

**Shadow Arc / Area**

The constraints plan shows the approximate shadow length between 6am to 6pm in 30-minute steps during mid summer using Axciscape Software (a tool used for surveying trees). Using latitude and canopy size, this is a more accurate method for measuring shadow movement than that set out in BS5837 2012.

The shadow arc represents the most significant area affected by obstruction of sunlight. It is not intended to be definitive and requires an amount of interpretation – it is a good starting point to consider shading. Where habitable buildings or useable amenity space are planned within the shadow arc / areas it is recommended that further analysis is undertaken using by Aspect, in conjunction with the project architect to assess the actual implications. We may use specialist shading software, if needed, to aid this analysis.

The shadow arc intakes where the tree may influence skylight/daylight and does not consider the natural transmissivity of the trees crown – this varies depending on the species etc. Diffuse daylight and vertical daylight penetration are not expressed using the shadow arc.

The internal layout, use of buildings and the arrangement and size of windows is also important. Heavy or prolonged shadowing (effects will be exemplified where trees form groups) of main living areas may be inadvisable whilst the shadowing of side elevations and ancillary rooms may be insignificant.



### **Demolition, Design & Construction Issues**

When planning investigations, demolition, design & construction, layouts and configuring buildings it is important to consider the following against potential negative impacts on retained trees: Investigations (archaeological trenches); Construction space required to build the scheme; location of services/utilities; Highway visibility requirements; hard surfacing (a maximum of 20% coverage of previously undisturbed RPA may be acceptable – further specialist advice should be sought); and other infrastructure provisions such as substations, refuse stores, lighting, signage, satellite dishes and CCTV sightlines. Trees can impact on and be affected by many aspects of site operations, during the conception and design process the project arboriculturist should be involved in the on-going review of layout, architectural, engineering and landscape drawings.

**Proximity of trees to structures<sup>1</sup>:** The default position should be that structures are located outside the RPAs of trees to be retained. However, where there is an overriding justification for construction in the RPA, technical solutions might be available that prevent damage to trees. Account should be taken of the proposed orientation and aspect of new buildings, the type of building, its use and location relative to the tree, and the species attributes of the tree. Buildings, footpaths, and hard-standing areas should be designed with due consideration to the proximity of retained trees, especially in terms of their foliage, flowering, and fruiting habits. Where conflicts might arise, detailed design should address these issues.

### **Planning Applications**

Local Authorities have a **statutory duty** to consider the protection and planting of trees when granting planning permission for proposed development. The potential effect of development on trees, whether statutorily protected (e.g., by TPO/Con Area) or not, is a material consideration that is taken into account in dealing with planning applications. Consideration should be given to:

- Legal designations e.g., Tree Preservation Orders / Conservation Areas
- Planning policy – National policy (NPPF) / Regional / Local
- Guidance and best practice: BS8545:2014, **BS5837:2012**, BS4428:1989, NHBC Chapter 4.2, BRE CP75/75, BRE 209.

The level of arboricultural information required for planning may depend on the particular LPA or the type of application being made.

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<sup>1</sup> Structure is defined in **BS5837:2012** as any manufactured object e.g., building, carriageway, path, wall, service run, and built or excavated earthwork.

## General limitations

Trees are large dynamic organisms whose health and condition can change rapidly, therefore due to the changing nature of trees and other site considerations, this report and any recommendations made relating to tree health/condition are only valid for the 12 month period following the most recent site visit/survey, or sooner following mechanical failure from unseen defects and/or severe weather. No documented information has been provided regarding any site specific history of ground disturbance, root damage or severance, changes in soil levels, previous utility installations or any changes in site conditions.

**Subsidence risk assessment:** This report is primarily concerned with the condition of existing trees and the application of current guidance for their retention. Any discussion of soil characteristics is only presented where this may have a direct effect on tree growth. This report does not seek to address the specific area of subsidence risk assessment.

**Foundation design:** This report does not specifically relate to risks associated with subsidence, heave or other forms of ground disturbance associated with tree root growth or tree removal. The design and construction of foundations should be informed by appropriate soil sampling and laboratory testing in accordance with NHBC<sup>2</sup> Standards.

**Installation of utilities & services:** Unless otherwise recommended in this report it is assumed that utility installations in close proximity to existing trees will be undertaken in accordance with NJUG<sup>3</sup> guidelines.

**Third party liability:** The limit of Aspect Tree Consultancy indemnity over any matter arising out of this report extends only to the instructing Client. Aspect Tree Consultancy cannot be held liable for any third party claim that arises following this report. The content and format of this Report are for the exclusive use of the Client. It may not be sold, lent, hired out or divulged to any third party not directly involved in the subject matter without the written permission of Aspect Tree Consultancy Ltd.

**Survey method:** The baseline survey was of a preliminary nature and did not involve any climbing or detailed investigation beyond what was visible from accessible points at ground level. Where a more detailed assessment/inspection of a particular feature is deemed necessary it is recommended in the site survey data.

The focus of the survey is to determine the suitability for the retention of trees within a proposed development in accordance with BS583:2012 Trees in relation to design, demolition and construction - recommendations; it does not relate to minor risks associated with trees such as poisoning after ingestion, debris from leaf litter or seeds/fruit.

Trees (or parts of trees) located outside of the site perimeter have been noted during the site survey where they pose a potential constraint to the site, however, their exact location and measurements may have been visually estimated due to lack of access. The position of trees on the accompanying site plan may have been estimated. Dimensions will be estimated where access is restricted. Where trees are not shown on a measured survey the comments section will show "not on topo".

The root protection area for hedges has not been shown on the tree constraints due to the variability of stem sizes and crown volume.

Where trees have emerged from the hedges they are recorded as tree groups.

Measurements are recorded using stem diameter tapes, laser measures etc where possible. If access or visibility is restricted, then dimensions will be estimated.

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<sup>2</sup> *Building near trees.* NHBC Standard, Chapter 4.2, National House-Building Council, UK (2014).

<sup>3</sup> Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees. NJUG 10, Volume 4.

**BS5837:2012** provides the following guidance relating to levels of information required for planning:

**DELIVERY OF TREE-RELATED INFORMATION INTO THE PLANNING SYSTEM:**

Stage	Minimum detail	Additional information
<b>Pre-application</b>	<ul style="list-style-type: none"> <li>• Tree survey.</li> </ul>	<ul style="list-style-type: none"> <li>• Tree retention/removal plan – draft.</li> </ul>
<b>Planning application</b>	<ul style="list-style-type: none"> <li>• Tree survey.</li> <li>• Tree retention/removal plan (final).</li> <li>• Retained trees and RPAs shown on proposed layout</li> <li>• Strategic hard and soft landscape design, including species and location of new tree planting</li> <li>• <b>Arboricultural impact assessment</b></li> </ul>	<ul style="list-style-type: none"> <li>• Existing &amp; proposed levels.</li> <li>• Tree protection plan (TPP).</li> <li>• Arboricultural method statement (heads of terms).</li> <li>• Details for all special engineering within the RPA and other relevant construction details.</li> </ul>
<b>Reserved matters/ planning conditions</b>	<ul style="list-style-type: none"> <li>• Alignment of utilities (including drainage), where inside the RPA or where installed using a trenchless method.</li> <li>• Dimensioned TPP &amp; Detailed AMS.</li> <li>• Schedule of works to retained trees.</li> <li>• Detailed hard/soft landscape design.</li> </ul>	<ul style="list-style-type: none"> <li>• Arboricultural site monitoring schedule.</li> <li>• Tree and landscape management plan.</li> <li>• Post construction remedial works.</li> <li>• Landscape maintenance schedule.</li> </ul>

**ARBORICULTURAL IMPACT ASSESSMENT (INFORMATION REQUIRED):**

- Evaluation: Impact of tree losses.
- Effect of construction on amenity value.
- Shadow influence on dwellings/buildings/amenity space.
- End use of space near retained trees - risk assessment.
- Designations: Tree Preservation Orders / Conservation Areas.
- Potential incompatibilities between layout and retained trees.
- Potential for new planting to provide mitigation for any losses.
- Canopy protection during construction (extension of RPA).
- Pruning works to facilitate development.
- Future pressure for tree removal.
- Direct & Indirect Damage.
- Proximity of trees to structures.
- Excavations or changes in ground levels near retained trees.
- Installation of hard surfacing in RPAs.
- Infrastructure requirements – services etc.
- Removal of existing structures and hard surfacing.
- Construction: access, working space, storage of materials/topsoil.



## BS5837:2012 - CASCADE CHART FOR TREE QUALITY ASSESSMENT

Category and definition	Criteria			Identification on plan
<b>Category U</b> Those in such a condition that they cannot realistically be retained as living trees in the context of the current land use for longer than 10 years.	<ul style="list-style-type: none"> <li>Trees that have a serious, irremediable, structural defect, such that their early loss is expected due to collapse, including those that will become unviable after removal of other U category trees (e.g. where, for whatever reason, the loss of companion shelter cannot be mitigated by pruning)</li> <li>Trees that are dead or are showing signs of significant, immediate, and irreversible overall decline.</li> <li>Trees infected with pathogens of significance to the health and/or safety of other trees nearby, or very low quality trees suppressing adjacent trees of better quality</li> <li>NOTE Category U trees can have existing or potential conservation value which it might be desirable to preserve.</li> </ul>			<b>RED</b>
Category and definition	Criteria - Subcategories			Identification on plan
	1 Mainly Arboricultural values	2 Mainly landscape values	3 Mainly cultural values	
<b>Category A</b> Trees of high quality with an estimated remaining life expectancy of at least 40 years	Trees that are particularly good examples of their species, especially if rare or unusual, or those that are essential components of groups, or of formal or semi-formal Arboricultural features (e.g. the dominant and/or principal trees within an avenue)	Trees, groups or woodlands of particular visual importance and/or landscape features.	Trees, groups or woodlands of significant conservation, historical, commemorative or other value (e.g. veteran trees or wood-pasture)	<b>GREEN</b>
<b>Category B</b> Trees of moderate quality with an estimated remaining life expectancy of at least 20 years.	Trees that might be included in the high category, but are downgraded because of impaired condition (e.g. presence of remediable defects including unsympathetic past management and storm damage), such that they are unlikely to be suitable for retention for beyond 40 years; or trees lacking the special quality necessary to merit the Category A designation	Trees present in numbers usually growing as groups or woodlands, such that they attract a higher collective rating than they might as individuals; or trees occurring as collectives but situated so as to make little visual contribution to the wider locality.	Trees with material conservation or other cultural benefits	<b>BLUE</b>
<b>Category C</b> Those of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter below 150mm	Unremarkable trees of very limited merit or such impaired condition that they do not qualify in higher categories	Trees present in groups or woodlands, but without this conferring on them significantly greater landscape value, and/or trees offering low or only temporary screening benefit	Trees with no material conservation or other cultural benefits	<b>GREY</b>

Tree Survey - Key		Age Class:		Condition:		Label/Tag Number:	
<b>HGT:</b>	Height in Metres.	<b>NP:</b>	New Planting	<b>P = Physiological</b>		<b>H:</b>	Hedge
<b>ST Ø:</b>	Stem Diameter in millimetres.	<b>Y:</b>	Young (1/5th of life expectancy)	<b>Good</b>	No significant health problems	<b>T:</b>	Individual Tree
<b>Cr RAD:</b>	Estimated average canopy radius to compass points.	<b>SM:</b>	Semi mature (2/5th of life expectancy)	<b>Fair</b>	Symptoms of ill health that can be remediated	<b>G:</b>	Tree group
<b>CH:</b>	Estimated height of crown clearance.	<b>EM:</b>	Early mature (3/5th of life expectancy)	<b>Poor</b>	Symptoms of ill health that cannot be remediated	<b>W:</b>	Woodland
<b>Est Cont:</b>	Estimated remaining contribution in years.	<b>M:</b>	Mature (4/5th beyond life expectancy and declining naturally)	<b>S = Structural</b>		<b>S:</b>	Shrub group
<b>Rad RPA:</b>	Radial Root Protection Area in metres from stem centre.	<b>OM:</b>	Over Mature (5/5th of life expectancy)	<b>Good</b>	No significant structural issues	<i>BS5837 Category (colour coded)</i>	
		<b>V:</b>	Veteran (of great age for its species or possibly of conservation value)	<b>Fair</b>	Structural issues that can be remediated		
				<b>Poor</b>	Structural issues that cannot be remediated		

**BS Cat** – *Category of retention*    **U:** Removal    **A:** High quality/value    **B:** Moderate quality/value    **C:** Low quality/value

**Notes:** Tree measurements up to 10m have been rounded to the nearest half meter. Measurements over 10m are rounded to nearest metre. Measurements estimated where access restricted.

**Key Tree:** Trees of such stature or landscape significance that they warrant consideration as a constraint.

**Ash Dieback Disease** – shown as **ADD** on survey sheets. Assessment of severity based on Tree Council Ash dieback a guide for tree owners June 2020 stages 1 to 4. Trees at stages 3-4 will automatically be categorised as U. The contribution of trees at stages 1-2 may be reduced and their category may change rapidly.

Tree Ref	Species	HGT	St Ø	Cr Rad				Cr Hgt	Age class	Physiological & Structural con'd Observations –ve/+ve Preliminary Management Recommendations	Est Cont	RPA	BS Cat
				N	E	S	W						
T1	Holm Oak <i>Quercus ilex</i>	12	400	4	4.5	3	3	3	EM	P: Good S: Good <ul style="list-style-type: none"> <li>Located outside of the application area south of stone access track.</li> </ul>	20+	4.8	B1
G2	Hawthorn <i>Crataegus monogyna</i> Leyland Cypress x <i>Cupressocyparis leylandii</i>	9	350	2	2	2	2	1	SM	P: Good S: Good <ul style="list-style-type: none"> <li>Low quality trees south of compacted stone access track.</li> </ul>	10+	4.2	C3
G3	Grey Poplar <i>Populus canescens</i> Norway Spruce <i>Picea abies</i> Sweet Chestnut <i>Castanea sativa</i> Hornbeam <i>Carpinus betulus</i> Holm Oak <i>Quercus ilex</i> Lawson Cypress <i>Chamaecyparis lawsoniana</i>	14	250	See TCP				1	SM	P: Good S: Fair <ul style="list-style-type: none"> <li>Indicative crown spreads shown on TCP.</li> <li>Dense &amp; congested-Individually the trees are of low quality- drawn stems with asymmetric form due to group pressure.</li> <li>Unmanaged area dominated by poplar and scrub Holm Oak sucker growth.</li> <li>Several fallen elm and poplar.</li> <li>Acute angled primary unions with included bark noted on Holm oak and Lawson cypress.</li> <li>Canopies in contact with barn.</li> <li>Moderate quality Sweet chestnut located 10m NE- see TCP (Tag No.0533) for location.</li> <li>Not plotted on topographical survey.</li> </ul>	20+	See TCP	C2



Tree Ref	Species	HGT	St Ø	Cr Rad				Cr Hgt	Age class	Physiological & Structural con'd Observations –ve/+ve Preliminary Management Recommendations	Est Cont	RPA	BS Cat
				N	E	S	W						
T533	Sweet Chestnut <i>Castanea sativa</i>	14	300	6	2	2	3	2	SM	P: Good S: Good <ul style="list-style-type: none"> <li>Located 10m NE of barn.</li> <li>Moderate quality with asyemtric form due to group pressure.</li> <li>Not plotted on topographical survey.</li> </ul>	20+	3.6	B1